

## Minutes of the Land Use and Development Committee Meeting

The meeting of the Land Use and Development Committee of the McLean County Board met on Thursday, April 1, 2021 at 3:30 p.m. in Room 404, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman George Wendt (in person), Members Jim Soeldner Lyndsay Bloomfield, William Friedrich, Elizabeth Johnston, Lea Cline (via remote attendance)

Members Absent: Member Benjamin Webb

Other Board Members Present:

Staff Present: Ms. Camille Rodriguez, County Administrator, Ms. Cassy Taylor, Assistant County Administrator, Ms. Cathy Dreyer, Assistant County Administrator, Samantha Vazquez Assistant State's Attorney Civil Division; Ms. Julie Morlock, Recording Secretary (in person)

Department Heads/  
Elected Officials Present: Phil Dick, Building and Zoning

Others Present: Mr. Michael Brown, Ecology Action Center

Chairman Wendt called the meeting to order at 3:30 p.m. and declared a quorum.

Chairman Wendt presented bills that had been reviewed and recommended by the County Auditor with a prepaid and fund total of \$1,073.13.

### MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 3/30/2021

#### EXPENDITURE SUMMARY BY FUND

##### Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,073.13	\$1,073.13
			<hr/>	<hr/>
			\$1,073.13	\$1,073.13

  
COMMITTEE CHAIRMAN

Motion by Johnston/Bloomfield to recommend approval of the Land Use and Development Committee bills prepaid total and fund total of \$1,073.13.

Motion carried. Roll call vote – all members present voted yes

Chairman Wendt presented the minutes of the February 11, 2021 and March 4, 2021 meetings for approval

Motion by Friedrich/Cline to approve the minutes from the February 11, 2021 and March 4, 2021 meetings.

Motion Carried. All members present voted yes including Chairman Wendt

Chairman Wendt presented for action a request by John and Theresa Capodice for a waiver of preliminary plan requirements and approval of a three-lot subdivision final plat for the Capodice Subdivision in case S-20-11. Mr. Dick went over location of the parcel and indicated property change was approved by the City Bloomington, Health Department and Township Road Commissioner. Ms. Johnston asked about usage of the property since it was designated in a flood plain. Mr. Dick stated he thought they were going to use it for agricultural purposes, but they could build if the structure was at least 1 foot above flood plain.

Motion by Friedrich/Soeldner to recommend approval of Request by John and Theresa Capodice for a waiver of preliminary plan requirements and approval of a three-lot subdivision final plat for the Capodice Subdivision in case S-20-11.

Motion Carried. Roll call vote - all members present voted yes including Chairman Wendt.

Chairman Wendt presented for action a request to approve a Resolution in Opposition of Senate Bill 1602 and Supporting Continued Local Control of Zoning and Land Use Affairs.

Motion by Soeldner/Bloomfield to recommend approval of Request approval of a Resolution in Opposition of Senate Bill 1602 and Supporting Continued Local Control of Zoning and Land Use Affairs.

Member Cline indicated she wanted to postpone the vote on this matter until the May meeting as she just found out about proposal and wanted to do more research before voting. She stated proposal brought forward by one Senator with no co-sponsors and no discussion yet. She further stated she did not see the proposal taking away powers from the County Board but standardizing Wind Farms. Mr. Soeldner stated he did not have any opposition to postponing the vote. Mr. Friedrich asked if they could get more information on the proposal from legal staff. Mr. Spanos indicated Member Cline was correct but further indicated proposal would take some decisions from the County Board as the proposal would regulate such things as height and noise. Mr. Friedrich agreed with Ms. Cline that the matter could be postponed.

Motion by Cline/Johnston to table until the May 6<sup>th</sup> Land Use and Development Meeting.

Motion Carried. Roll call vote – Members Soeldner, Bloomfield, Friedrich, Johnston, and Cline voted yes. Chairman Wendt voted no.

Chairman Wendt presented for action a request to approve an Intergovernmental Agreement with the City of Bloomington and the Town of Normal for Drop-Box Recycling. Ms. Johnston thanked Administration for the work put into this matter. She indicated she had done research and recycling diverted over 1,200 tons away from the landfill. Ms. Rodriguez thanked her and stated a lot the work was done by the Town. Ms. Rodriguez also noted to the Committee that the Town and City had been paying for this service for many years. Mr. Soeldner indicated he supported the drop box program, but that many rural areas already charge their citizens for recycling to be picked up at their home and felt this would be a double tax on them. Member Soeldner made a motion to pay 15% instead of 1/3 of the cost. No second was provided.

Member Cline stated she appreciated the work and the concerns of Mr. Soeldner, but the information provided indicated rural communities combined utilize the drop boxes about 30%. She stated she would be in favor of a one-year approval and revisit usage after that. Ms. Rodriguez indicated the agreement was for payment of 1/3 of the cost the first year and then in subsequent years payment would be based on usage. Mr. Friedrich asked how they determined residents outside of Bloomington/Normal utilized facilities 30% as he agreed with Mr. Soeldner that most mayors have recycling for their towns. Ms. Johnston stated the 30% number was gathered through a spot survey and further stated that responses from the mayor survey indicated some mayors supported partial payment of the program. She stated this program would provide access to recycling for those who do not have curbside recycling. Ms. Johnston indicated she was open to discuss future payment based on future usage information. Mr. Wendt stated he had not been able to get detailed information about the spot survey and noted 60% of those who responded to the survey stated the County should not pay for it.

Motion by Johnston/Cline to recommend approval of Request approval of an Intergovernmental Agreement with the City of Bloomington and the Town of Normal for Drop-Box Recycling.

Motion Failed. Roll call vote - Members Soeldner, Bloomfield, Friedrich and Wendt voted No. Members Johnston and Cline voted yes.

Chairman Wendt indicated there was nothing further for the committee and he adjourned the meeting at 4:08 p.m.

Respectfully Submitted,

*Julie A. Morlock*

Julie Morlock  
Recording Secretary